

MITIGATED NEGATIVE DECLARATION

July 6, 2006

Project Name: Honey Hills Ranch Road Tentative Map

Project Number(s): TM 5437, Log No. 05-14-025

**This Document is Considered Draft Until it is Adopted by the Appropriate
County of San Diego Decision-Making Body.**

This Mitigated Negative Declaration is comprised of this form along with the Environmental Initial Study that includes the following:

- a. Initial Study Form
 - b. Environmental Analysis Form and attached extended studies for Noise, Hydrology, and Stormwater Management
1. California Environmental Quality Act Mitigated Negative Declaration Findings:

Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment.
2. Required Mitigation Measures:

Refer to the attached Environmental Initial Study for the rationale for requiring the following measures:

A. TRANSPORTATION

1. The payment of the Transportation Impact Fee, which will be required at issuance of building permits, in combination with other components of this program, will mitigate potential cumulative traffic impacts to less than significant.

B. NOISE

1. On the Final Map the applicant shall:

Grant to the County of San Diego a Noise Protection Easement over the entire area of Lots 1, 2, 3, and 4 of TM 5437RPL¹. This easement is for the mitigation of present and anticipated future excess noise levels from Alpine Boulevard and Interstate 8 on residential uses of the affected Lots. The easement shall require:

Prior to the issuance of any grading or building permit for any residential use within the noise protection easement, the applicant shall:

- a. Complete to the satisfaction of the Director of the Department of Planning and Land Use, an acoustical analysis performed by a County certified acoustical engineer, demonstrating that the present and anticipated future noise levels for the interior and exterior of the residential dwelling will not exceed the allowable sound level limit of the Noise Element of the San Diego County General Plan [exterior (60 dB CNEL), interior (45 dB CNEL)]. Future traffic noise level estimates for Alpine Boulevard, must utilize a Level of Service "C" traffic flow for a Collector road classification that is the designated General Plan Circulation Element buildout roadway classification.
 - b. Incorporate to the satisfaction of the Director of the Department of Planning and Land Use all of the recommendations or mitigation measures of the acoustical analysis into the project design and building plans.
3. Critical Project Design Elements That Must Become Conditions of Approval:

The following project design elements were either proposed in the project application or the result of compliance with specific environmental laws and regulations and were essential in reaching the conclusions within the attached Environmental Initial Study. While the following are not technically mitigation

measures, their implementation must be assured to avoid potentially significant environmental effects.

A. LANDSCAPE

1. Prior to the issuance of a grading permit, the subdivider shall obtain approval from the Director of Planning and Land Use of a detailed Landscape Plan per the County of San Diego's Landscape Water Conservation Design Manual and Section 6712 et. seq. of the County's Zoning Ordinance. The Landscape Plan and review fee shall be submitted to the Regulatory Planning Division. Said Plan shall show the types and locations of all landscaping features including planting and irrigation. The landscape material shall not interfere with any required solar access (plans shall show the proposed solar access/solar panel locations). Landscape plans shall be in substantial conformance with the conditionally approved conceptual landscape plan.
2. All existing dwellings that will be retained, must be connected to sanitary sewer at the time of the sewers construction. The existing on-site wastewater disposal system(s) crosses the proposed property lines for the subdivision or their locations are unknown. Existing septic tanks must be pumped and backfilled upon connection to sanitary sewer.
3. Prior to approval of a Final Map, the subdivider shall provide evidence that all existing structures shown on the Tentative Map "to be removed or relocated on the site" have been removed/relocated to the satisfaction of the Director of Public Works. Also, the western portion of the existing house shall be removed to meet side yard setbacks as shown on the Tentative Map.

B. DEPARTMENT OF PUBLIC WORKS CONDITIONS

PLANS AND SPECIFICATIONS

(Street Improvements and Access)

1. Standard Conditions 1 through 10 and 12.
2. Specific Conditions:
 - a. Prior to approval of the Final Map, improve or agree to improve and provide security for the project side of **Honey Hill Ranch Road** along the project frontage in accordance with Public Road Standards for a Industrial/Commercial Road, to a graded width of thirty-six feet (36') from

centerline and to an improved width of twenty-six feet (26') from centerline with asphalt concrete pavement over approved base with Portland cement concrete curb, gutter, and sidewalk, with face of curb at twenty-six feet (26') from centerline to the satisfaction of the Director of Public Works.

- b. Prior to approval of the Final Map, improve or agree to improve and provide security for the project side of **Suncrest Vista Lane** along the project frontage in accordance with Public Road Standards for a Residential Cul-de-sac, to a graded width of twenty-six feet (26') from centerline and to an improved width of sixteen-feet (16') from centerline with asphalt concrete pavement over approved base with Portland cement concrete curb, gutter, and sidewalk, with face of curb at sixteen-feet (16') from centerline to the satisfaction of the Director of Public Works.
- c. Prior to approval of the Final Map, improve or agree to improve and provide security for the **to be named** private easement road, to a graded width of forty-feet (40') and to an improved width of twenty-four feet (24') with asphalt concrete pavement over approved base with asphalt concrete dike at twelve-feet (12') from centerline. The improvement and design standards of Section 3.1(C) of the County Standards for Private Streets for one hundred (100) or less trips shall apply to the satisfaction of the Director of Public Works.
- d. The to be named private easement road shall terminate with a cul-de-sac graded to a radius of forty-eight feet (48') and surfaced to a radius of forty-feet (40') with asphalt concrete pavement over approved base with asphalt concrete dike with face of dike at forty-feet (40') from the radius point.
- e. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing. The above shall be done to the satisfaction of the Director of Public Works.
- f. Adequate sight distance per County Standards shall be provided at all proposed intersections of to the satisfaction of the Director of Public Works.

(Drainage and Flood Control)

- 3. Standard Conditions 13 through 18.
- 4. Specific Conditions:

- a. The private storm drain system shall be privately maintained by a private maintenance mechanism such as a homeowners association or other private entity acceptable to the satisfaction of the Director of Public Works.

(Grading Plans)

5. Standard Conditions 19(a-e).

6. Specific Conditions:

- a. Comply with all applicable stormwater regulations at all times. The activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (Ordinance No. 9424 and Ordinance No. 9426) and all other applicable ordinances and standards. This includes requirements for materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas one acre or greater require that the property owner keep additional and updated information onsite concerning stormwater runoff. This requirement shall be to the satisfaction of the Director of Public Works.
- b. All of the work described above pertaining to erosion control, irrigation system, slope protection, drainage systems, desilting basins, energy dissipators, and silt control shall be secured by an Instrument of Credit in a form satisfactory to County Counsel for an amount equal to the cost of this work as determined or approved by the County Department of Public Works. An agreement in a form satisfactory to County Counsel shall accompany the Instrument of Credit to authorize the County Department of Public Works to unilaterally withdraw any part of or all the Instrument of Credit to accomplish any of the work agreed to if it is not accomplished to the satisfaction of the County Department of Public Works by the date agreed. The cash deposit collected for grading, per the grading ordinance, will be used for emergency erosion measures. If said deposit collected for grading is less than \$5,000.00, the developer will supplement the deposit to equal \$5,000.00. The developer shall submit a letter to the County Department of Public Works authorizing the use of this deposit for emergency measures.

DEVELOPMENT IMPACT FEES

7. Specific Conditions:

- a. Deposit with the County Department of Public Works sufficient funds to cover the cost of inspection of the private road improvements.
- b. Participate in the cost of a traffic signal installation at the intersection of Alpine Boulevard and South Grade Road. The amount of the developer's portion of the entire cost of the signal shall be \$525. The Planning Commission hereby determines that:
 - (1) The fee is to assist in financing the construction of a traffic signal to mitigate the impact of this project on traffic safety;
 - (2) The fee will be used to contribute toward the installation of a traffic signal at the intersection of Alpine Boulevard and South Grade Road;
 - (3) The traffic signal will help mitigate the additional traffic impact on this intersection caused by the residential subdivision;
 - (4) This residential subdivision will contribute additional traffic to the intersection of Alpine Boulevard and South Grade Road; and
 - (5) The fee of \$525 is based on an estimate of the percentage of traffic this project will contribute to this intersection.
- c. Participate in the cost of a traffic signal installation at the intersection of Alpine Boulevard and West Victoria Drive. The amount of the developer's portion of the entire cost of the signal shall be \$525. The Planning Commission hereby determines that:
 - (1) The fee is to assist in financing the construction of a traffic signal to mitigate the impact of this project on traffic safety;
 - (2) The fee will be used to contribute toward the installation of a traffic signal at the intersection of Alpine Boulevard and West Victoria Drive;
 - (3) The traffic signal will help mitigate the additional traffic impact on this intersection caused by the residential subdivision;
 - (4) This residential subdivision will contribute additional traffic to the intersection of Alpine Boulevard and West Victoria Drive; and

- (5) The fee of \$525 respectively is based on an estimate of the percentage of traffic this project will contribute to this these intersection.

FINAL MAP RECORDATION

(Streets and Dedication)

8. Specific Conditions:

- a. With the Final Map, dedicate or caused to be granted the project half of **Honey Hill Ranch Road** along the project frontage in accordance with Public Road Standards for a Industrial/Commercial Road width of seventy-two feet (72'), together with right to construct and maintain slopes and drainage facilities to the satisfaction of the Director of Public Works.
- b. Vacate the easterly eight-feet (8') of Suncrest Vista Lane along the project frontage to the satisfaction of the Director of Public Works.

~~With the Final Map, dedicate or caused to be granted the project half of **Suncrest Vista Lane** along the project frontage in accordance with Public Road Standards for a Residential Cul-de-sac width of fifty-two feet (52'), together with right to construct and maintain slopes and drainage facilities to the satisfaction of the Director of Public Works.~~

- c. Because private roads are approved as a condition of this subdivision, the following shall apply:
- (1) Maintenance shall be provided through a private road maintenance agreement satisfactory to the Director of Public Works.
- (2) The Director of Public Works shall be notified as to the final disposition of title (ownership) to the **to be named** private road easement, and place a note on the Final Map as to the final title status of said-roads.
- (3) Access to each lot shall be provided by private road easement not less than forty feet (40') wide.
- d. Prior to approval of improvement and/or grading plans, issuance of excavation permits, and issuance of any further grant of approval, the owners of this project will be required to sign a statement that they are

aware of the County of San Diego, Department of Public Works, Pavement Cut Policy and that they have contacted all adjacent property owners and solicited their participation in the extension of utilities.

- e. The developer shall apply to the TAC to approve a "No Parking" restriction along the southerly and easterly side of Honey Hill Ranch Road. If the TAC recommends and the Board of Supervisors accepts the parking restriction the right-of-way and improvement width may be reduced to the satisfaction of the Director of Public Works.
- f. The Basis of Bearings for the Subdivision Map shall be in terms of the California Coordinate System Zone 6 NORTH AMERICAN DATUM OF 1983 by use of existing Horizontal Control. **To be in compliance with the Public Resources Code, all Subdivision Map surveys performed after January 1, 2000 must use a Basis of Bearings established from existing Horizontal Control Stations with first order accuracy.**
- g. If conducted prior to January 1, 2000, a survey for any Subdivision Map that is to be based on state plane coordinates shall show two measured ties from the boundary of the subject property to existing Horizontal Control station(s) having California coordinate values of Third order accuracy or better, as published in the County of San Diego's Horizontal Control book. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e. Grid bearings and Grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of Ground-to-Grid distances shall be shown on the map, all to the satisfaction of the Director of Public Works (Ref. San Diego County Subdivision Ordinance Section 81.506(j)).

If conducted after December 31, 1999, a survey for any Subdivision Map that is to be based on state plane coordinates shall show two measured ties from the boundary of the subject property to existing Horizontal Control station(s) having California Coordinate values of first order accuracy or better, as published in the County of San Diego's Horizontal Control book. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e. Grid bearings and Grid distances). All other distances shown on the map are to be shown as Ground distances. A combined factor for conversion of Grid-to-Ground distances shall be shown on the map.

For purposes of this section, the date of survey for the field observed connections shall be the date of survey as indicated in the surveyor's/engineer's certificate as shown on the Final Map.

(Miscellaneous)

9. Standard Conditions 25, 26, 27, and 28.

WAIVER AND EXCEPTIONS

These recommendations are pursuant to the provisions of the State Subdivision Map Act, the County Subdivision Ordinance, the County Public Road and Private Road Standards, and all other required ordinances of San Diego County except for a waiver or modification of the following:

a. Standard Conditions for Tentative Maps:

- (1) Standard Condition 11: Said condition pertains to condominium units or a planned development. This subdivision is neither a condominium nor a planned development.
- (2) Standard Condition 27.1: Said condition states that the Final Map may be filed as units or groups of units. The Final Map for this project is required to include the entire area shown on the Tentative Map and shall not be filed as units or groups of units.

ADOPTION STATEMENT: This Mitigated Negative Declaration was adopted and above California Environmental Quality Act findings made by the:

on _____

JOSEPH FARACE, Planning Manager
Regulatory Planning Division

JF:CS:jcr

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